

REGULAR MEETING OF THE BOARD OF ALDERMAN
FOR THE CITY OF VALLEY VIEW, TEXAS

AGENDA

Date: Thursday, January 11, 2018

Time: 7:00 p.m.

Place: Valley View City Hall

Call meeting to order-Mayor Joshua Brinkley

Pledge of Allegiance & Invocation

Mayor Comments

Audience Discussion

- Item 1** Resolution acknowledging accomplishments of the Valley View Independent School District Cross Country Team's accomplishments.
- Item 2** Discuss and consider the variance for Jack and Glenora Meddcalf at 201 S. Lee, possible action.
- Item 3** Discuss and consider Cody Martindale's request to re-zone 540 N. Pecan Creek Trail, possible action.
- Item 4** Discuss and consider Mr. Dobbs request for City deed of property located at 601 S. Lee, possible action.

Item 5 Discuss and consider Jack Medcalf's request to re-plat 519 Robinson, possible action.

Item 6 Discuss and consider Parker Security Bid, possible action.

Item 7 Discuss and consider an annexation plan presented by Samantha Renz, possible action.

Item 8 Discuss and consider computer software, possible action.

Item 9 Discuss and consider scheduling the City Wide Clean Up Day, possible action.

Item 10 EXECUTIVE SESSION: THE COUNCIL MAY ENTER INTO CLOSED OR EXECUTIVE SESSION TO DISCUSS THE FOLLOWING:

- 551.072, Deliberation about Real Property
- 551.074, Personnel Matters
- 551.086 Deliberation about Certain Public Power Utilities Competitive Matters
- 551.087, Deliberation Regarding Economic Development Negotiations

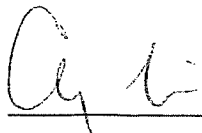
Item 11 CONSIDER ACTION ARISING FROM EXECUTIVE SESSION.

Item 12 Consent items: all items with (*) asterisk are considered to be routine by the Board of Alderman, and will be enacted with one motion. There will not be a separate discussion of these items unless a member of the Board or a Citizen so request, in which event these items will be removed from the general order of business and considered in normal sequence.

- Approve December budget reports for General, Disposal and Police/Municipal Court
- Approve check register for month of December
- Approve minutes from December regular meeting
- Report from Sewer
- Report from Water
- Report from Park
- Report from Maintenance
- Report from Fire
- Report from Police

Item 13 Consider a motion to adjourn, possible action.

Signed and posted on this the 08th day of January, 2018 at 5:00 pm on the front of the City Hall, 308 West O'Buch, Valley View, TX 76272.



Cynthia Ritchie, Executive City Secretary

MINUTES FOR THE REGULAR HELD MEETING OF THE BOARD OF ALDERMAN FOR
THE CITY OF VALLEY VIEW, TEXAS

The Valley View Board of Alderman held a regular called meeting on Thursday, January 11, 2018 at Valley View City Hall. Mayor Brinkley called the meeting to order, and a quorum was present. Alderman Bewley was not present for this meeting.

Mayor Brinkley led the group in the Pledge of Allegiance and Ken Cebrun from the Church of Christ led invocation.

There were no mayor comments.

There was no one present for audience discussion.

Item one on the agenda was a resolution acknowledging the accomplishments of the Valley View ISD Cross Country team, non-action item. Mayor Brinkley read the letter and resolution recognizing Sydney for placing first place in State and appreciation of Coach Davidson along with the other members for their dedication and hard work.

Item two on the agenda was to discuss and consider the variance for Jack and Glenora Medcalf at 201 S. Lee, possible action. Alderman Cartwright motioned to grant the variance of the parking lot with the City purchasing one No Parking Sign to be placed on one end of the road and for the Medcalf's to purchase an additional No Parking Sign to be placed on the other end of the road. Mayor Pro Tem Shelburne seconded the motion. All members were in favor and the motion passed unanimously.

Item three on the agenda was to discuss and consider Cody Martindale's request to re-zone 540 N. Pecan Creek Trail, possible action. Mr. Martindale stated that there would be 56 homes in the development. The City ordinance states the lots have to be 70 foot by 100 foot. Mr. Martindale stated that the development would have the lots being 55 foot by 120 foot with side yards of 7.5 feet versus the City Ordinance of 10 foot. Alderman Bewley stated that this meeting was for the purpose of re-zoning and the other items would be looked at during a separate meeting. Alderman Cartwright motioned to re-zone the property located at 540 N. Pecan Creek Trail to Planned Development. Alderman Peacock seconded the motion. All members excluding Alderman Bewley were in favor and the vote passes 4 to 1.

Item four on the agenda was to discuss and consider Mr. Dobb's request for City deed of property located at 601 S. Lee, possible action. Mayor Brinkley advised the agenda item should read a request for a variance at the property location. Mr. Dobbs stated he was seeking an 8.5 foot side yard versus the required 10 foot side yard. Alderman Bewley stated that he was less friendly granting variances for the concern of Fire Safety. Alderman Grounds motioned to set a public hearing for the variance and Alderman Cartwright seconded the motion. All members were in favor and the motion passed unanimously.

Item five on the agenda was to discuss and consider Jack Medcalf's request to re-plat 519 Robinson, possible action. Mr. Medcalf stated that he no longer needed to be on the agenda.

Item six on the agenda was to discuss and consider Parker Security Bid, possible action. Alderman Grounds motioned to accept the bid utilizing the tech fund and Alderman Cartwright seconded the motion. All members were in favor and the motion passed unanimously.

Item seven on the agenda was to discuss and consider an annexation plan presented by Samantha Renz, possible action. Due to recent annexation law changes Ms. Renz removed herself from the agenda.

Item eight on the agenda was to discuss and consider computer software, possible action. No Action was taken on this item.

Item nine on the agenda was to discuss and consider the City Wide Clean Up Day, possible action. Alderman Peacock motioned to host the annual Clean Up Day on April 7, 2018 with a rain out date of April 21, 2018. Alderman Grounds seconded the motion and all members were in favor. The motion passed unanimously.

Item ten on the agenda was Executive Session:

Executive Session-

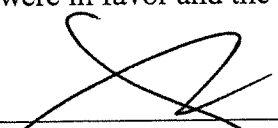
The Board of Alderman may enter into a closed or executive session to discuss the following
Section§551.074, government.

The board of Alderman entered executive session at 8:54pm

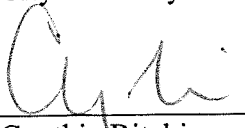
Item eleven on the agenda was to discuss arising from executive session. The Board arose from Executive Session at 9:08pm taking no action.

Item twelve was to discuss and consider consent items, possible action. Alderman Cartwright motioned to accept the consent items scheduling an additional meeting on Thursday, January 25, 2018 at 6:00pm and Alderman Grounds seconded the motion. All members were in favor and the motion passed unanimously.

Item thirteen was to discuss and consider a motion to adjourn, possible action. Alderman Grounds motioned to adjourn and Mayor Pro Tem Shelburne seconded the motion. All members were in favor and the motion passed unanimously.



Joshua Brinkley, Mayor
City of Valley View



Cynthia Ritchie
Executive City Secretary

SPECIAL MEETING OF THE BOARD OF ALDERMAN
FOR THE CITY OF VALLEY VIEW, TEXAS

AGENDA

Date: Tuesday, January 16, 2018

Time: 6:00 p.m.

Place: Valley View City Hall

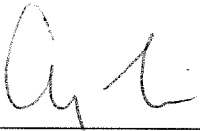
Call meeting to order – Mayor Joshua Brinkley
Pledge of Allegiance & Invocation

Mayor Comments
Audience Discussion

Item 1 Discuss and consider bids for the City Barn located at 307 Reavis, possible action.

Item 2 Motion to adjourn, possible action.

Sign and posted on this the 11th day of January, 2018 at 5:00 pm on the front of the City Hall,
308 West O’Buch, Valley View, TX 76272.



Cynthia Ritchie, City Secretary

MINUTES FOR THE SPECIAL HELD MEETING OF THE BOARD OF ALDERMAN FOR
THE CITY OF VALLEY VIEW, TEXAS

The Valley View Board of Alderman held a special called meeting on Thursday, January 16, 2018 at Valley View City Hall. Mayor Brinkley called the meeting to order, and a quorum was present. Mayor Brinkley led the group in the Pledge of Allegiance and led invocation.

There were no mayor comments.

There was no one present for audience discussion.

Item one on the agenda was to open discuss and consider bids for the City Barn located at 307 Reavis, possible action.

Laura and Layne Brewer were the first to speak in reference to their bid of \$65,757.00. Mrs. Brewer stated they would like to create a 2 story building with the upper portion being similar to a bed and breakfast utilizing possible the donut shop for pastries in the morning. The bottom would consist of retail down below that did not compete with Rustic Ranch nor surrounding businesses and an open air venue with a rustic look and enclosure on top. Mayor Brinkley asked if they would be willing to work with the City if the time was needed for re-location. Mrs. Brewer stated she was more than willing to work with the City. Mayor Brinkley asked if Mrs. Brewer had any questions for the council with a response of no.

Laura McMullen was the second to speak in reference to her bid of \$89,898.00. Ms. McMullen stated she would like a multi-level unit building dated like the original building, but new construction. The outer would be similar to rock/stucco with modern upgrades to match the square. Of the businesses she has looked into a specialty coffee shop, not Starbucks, candy store, ice cream, frozen yogurt, etc. She has thought of a boutique of both men and women's clothing, a small setting Mexican restaurant, an all American burger, a restaurant similar to Ole West Café, an all American grill, Ma&Pop shop, and craft brewery. Ms. McMullen is seeking to put a roof top deck, patio, and extended parking in the area. She is seeking to have 6-8 new businesses in the one location helping enhance the square. She stated she is willing to contract with the city a 6, 9, or 12 month lease back of barn to assist with City needs. She stated she would like to tear the barn down but re-purpose the material in the new building to keep the town history. Alderman Grounds asked how she envisioned the parking. Ms. McMullen responded with parking on the side, front, and other side, but was not one hundred percent sure on the lot depth to go into further detail. Mayor Brinkley asked if the roof top idea was something similar to LSA Burger and Ms. McMullen responded yes or possibly just leaving it open as she thought it would be a great view. Alderman Cartwright asked if the craft beer would be any one in particular and Ms. McMullen stated she was not sure but has been approached in the past in reference to opening this form of business, unfortunately no location on the square was available. Mayor Brinkley asked what time frame she was looking at for the entire project. Ms. McMullen stated 6-9 months for the plans, etc. and 6-9 months for construction. Mayor Brinkley asked how many parking spots she thought there may be. Ms. McMullen stated she did not put in for a lot on the parking plans and thought parking may be an issue, so would want city approval first. Alderman

Grounds stated though parking would be the biggest issue there are many different angles to look at to help solve the issue.

Mayor Brinkley stated that Mr. Price had a blow out and was going not going to be able to attend. Community Services Coordinator, Greg Adcock, stated Mr. Price had wanted to put in a beer barn and batting cages.


Trish Boswell then presented her idea based on her bid of \$55,000.00. Mrs. Boswell stated she was seeking to put in a Jekyll & Hyde Burger in the main part of the barn and raising the ceiling to have other food vendors. She stated she wanted to create a French style court yard. She stated the lunch would be dictated hours as her current business Lil' Brick Oven has opened for lunch and had higher wages with no customers and a waste of product. Mrs. Boswell stated that she is profitable as she operates in the lack. Mrs. Boswell stated she would like to have a Sunday brunch that would extend on the patio with wine, beer, and a big screen. She wants the location to be a one stop destination drawing customer base from Dallas and Win Star Casino. She stated she wanted to keep the barn and utilize Saturday and Sunday with music talent. She believes this business will improve the square with revenue coming in and help pay for infrastructure. She stated the restaurant would be gourmet burgers and craft brew with partnered President Bush's private executive chef. She would like to partner with different musical genres coming from Win Star to play down scale versions to increase clientele. She stated that they have spoken to Riley's for local talent for metal work and Kelly's for concrete. They would prefer to utilize local businesses in the production of the restaurant. She stated the restaurant would have a rustic look with cobble stone and gas lantern atmosphere. She stated that there is a Jekyll & Hyde in NY, but with a different concept than their approach would be. She stated she would be utilizing domestic beer and wine different cuts of meat and buns. She stated the business would increase the jobs, sales tax, etc. for the city. She wants to create a place that could not be found anywhere else. Mayor Pro Tem Shelburne asked what she thought her timeline would be. The response was it was dependent on the City needs.

Tom McMurray presented his idea for the location with his bid of \$75,100.00. He stated that his wife and he decided they would like to help with the sales tax for the city by creating a business on the square. He was seeking to create a Tapps, Toppas and Burgers or a similar idea to burgers and craft beer. Mr. McMurray stated that he has been helping with development in Flower Mound and has been around the design of many venues. He would like to keep the structure but is not sure how easy it would be, but could probably build a steel structure with a rooftop venue similar to LSA Burger, but not the same. He stated that an outside venue is definitely required. He seeks entertainment in the form of T.V. and games. He would like to have more of a lounge area with pool tables, darts, etc. He stated the craft beer would not be a brewery. There would be 3-4 wine vendors. He stated the empty lot would be utilized for light retail. The menu would range about \$10.00. He wants to keep the style of the structure old, but with quality. He stated he wants to utilize local business for the production, but did not know if all companies would be up for the work. Alderman Peacock asked what he thought of the entertainment. He responded the business would be a 2-3 hour venue but not a sports bar more of a western theme. Alderman Peacock asked if he would be utilizing live music. He responded that he would be utilizing wired for music and have a loft area for other music. Alderman Cartwright asked if Mr. McMurray and his wife would be managing the business. Mr. McMurray stated yes. Alderman Peacock

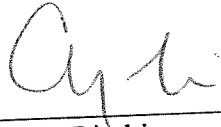
asked if he would be open for lunch and dinner. He responded yes they would definitely be open 5 days a week with 6 being optimal, but probably not seven. The hours and days would coincide with surrounding area restaurants. Mayor Brinkley asked how many jobs he believed this would add to the community. McMurray stated that he would have at least 20 jobs easily available.

Alderman Peacock stated that she had her top 2 picked. Alderman Cartwright stated he would have a top 3. Mayor Brinkley stated if he had a vote he liked the presentation of Ms. McMullen, the Boswell's and Mr. McMurray. Alderman Cartwright stated that he would like to keep those three. Alderman Peacock asked when those three would be able to re-appear. Mayor Brinkley asked if they would be available during the week of February 12. Mayor Pro Tem Shelburne stated that February 15 seems to be the best fit for everyone. Alderman Cartwright motioned to move forward with the bids from Ms. McMullen, the Boswells and Mr. McMurray with them returning on February 15, 2018 at 6:00 pm. Alderman Ground seconded the motion and all members were in favor. The motion passed unanimously.

Item two on the agenda was to discuss and consider a motion to adjourn, possible action. Mayor Pro Tem Shelburne motioned to adjourn and Alderman Peacock seconded the motion. All members were in favor and the motion passed unanimously.



Joshua Brinkley, Mayor
City of Valley View



Cynthia Ritchie
Executive City Secretary

SPECIAL MEETING OF THE BOARD OF ALDERMAN
FOR THE CITY OF VALLEY VIEW, TEXAS

AGENDA

Date: Thursday, January 18, 2018

Time: 6:30 p.m.

Place: Valley View City Hall

Call meeting to order – Mayor Joshua Brinkley

Pledge of Allegiance & Invocation

Mayor Comments

Audience Discussion

Item 1 Railroad Update, non-action item.

Item 2 Motion to adjourn, possible action.

Sign and posted on this the 12th day of January, 2018 at 5:00 pm on the front of the City Hall,
308 West O'Buch, Valley View, TX 76272.



Cynthia Ritchie, City Secretary

SPECIAL MEETING OF THE BOARD OF ALDERMAN
FOR THE CITY OF VALLEY VIEW, TEXAS

AGENDA

Date: Thursday, January 25, 2018

Time: 6:00 p.m.

Place: Valley View City Hall

Call meeting to order – Mayor Joshua Brinkley

Pledge of Allegiance & Invocation

Mayor Comments

Audience Discussion

Item 1 Discuss and consider sourcing an outside engineer to consult with the City on the PD project on North Pecan Creek Trail, possible action.


Item 2 Honor Greg Adcock's years of service, non-action item.

Item 3 Follow up on previous meetings, non-action item.

Item 4 Consultation with personnel individually for follow ups, non-action item.

Item 5 Discuss and consider a motion to adjourn, possible action.

Signed and posted on this the 19th day of January, 2018 at 5:00 pm on the front of the City Hall, 308 West O'Buch, Valley View, TX 76272.



Cynthia Ritchie, City Secretary

MINUTES FOR THE SPECIAL HELD MEETING OF THE BOARD OF ALDERMAN FOR
THE CITY OF VALLEY VIEW, TEXAS

The Valley View Board of Alderman held a special called meeting on Thursday, January 25, 2018 at Valley View City Hall. Mayor Brinkley called the meeting to order, and a quorum was present. Mayor Brinkley led the group in the Pledge of Allegiance and invocation.

There were no mayor comments.

There was no one present for audience discussion.

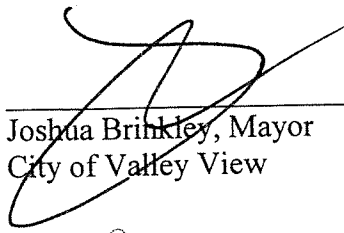
Item one on the agenda was to discuss and consider sourcing an outside engineer to consult with the City on the PD project on North Pecan Creek Trail, possible action. Mr. Belcheff from Belcheff & Associates, Inc. was present and stated the company has done work with Trophy Club and have a satellite office out of Mountain Springs. Mr. Belcheff stated the company worked with government agencies only with the majority of work completed being thorough planning and comprehensive planning. He stated the company would be working to help the development meet the requirements of the City and they would advise the City if there were any weak spots in their requirements. He stated the company would attend council meetings when needed. Mayor Brinkley stated the City would only be seeking to utilize the company for the purpose of the new planned development on N. Pecan Creek Trail and wanted to verify this is something they would be interested in. Mr. Belcheff stated that yes, the company will work off an hourly wage which through the city ordinance states that the developer is responsible for the hourly wage. Mr. Belcheff stated the company does offer both a rate for being retained by the City in whole and a rate for not being retained as a whole. Mr. Belcheff provided the Board with a copy of the rates utilized for Sanger. Alderman Peacock asked that in providing a little cushion about what the minimum would be for this project. Mr. Belcheff stated that it would start with 2 hours after the preliminary plat, would generally consist then of 1 day of review, 1 day of working through issues, 1 day going over the resolutions found and attended meetings. Alderman Peacock motioned to for the City to utilize Belcheff & Associates for the planned development on North Pecan Creek Trail and Mayor Pro Tem Shelburne seconded the motion. Alderman Bewley abstained from the vote, but the motion passed.

Item two on the agenda was to Honor Greg Adcock's years of service, non-action item. Mayor Brinkley stated he wanted to thank Mr. Adcock for his seven years of service with the City of Valley View and the Board stated they would like for each individual employee to begin being recognized at the meetings as close to their anniversary date as possible.

Item three on the agenda was follow up on previous meetings, non-action item. This item was skipped.

Item four on the agenda was consultation with personnel individually for follow ups, non-action item. These discussion began at 6:38pm and ended at 9:41pm.

Item five on the agenda was to discuss and consider a motion to adjourn, possible action. Mayor Pro Tem Shelburne motioned to adjourn and Alderman Cartwright seconded the motion. All members were in favor and the motion passed unanimously.



Joshua Brinkley, Mayor
City of Valley View



Cynthia Ritchie
Executive City Secretary